

Union Block
710-720 West Idaho Street
Boise
Ada County
Idaho

HABS No. ID-20

HABS
ID
1-BOISE
5-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

UNION BLOCK

(HABS No. ID-20)

Location: 710-720 West Idaho Street, Boise, Ada county, Idaho. USGS Boise North Quadrangle Universal Transverse Mercator Coordinator: 11.564460. 4829370.

Present Owner: Boise Redevelopment Agency 711½ West Bannock Street, Boise, Idaho.

Present Occupant and use: Tenants of Boise Redevelopment Agency. Use is commercial.

Significance: The Union Block was built for a syndicate composed of some of the most prominent turn-of-the-century personalities in Boise, headed by Mayor Moses Alexander and Fort Boise Commandant General John Green. It was designed by Boise's then dominant architectural firm of John E. Tourtellotte & Company. The Union Block's facade, a noteworthy part of the downtown Boise Streetscape, was rendered in native sandstone from the nationally known Tablerock quarry nearby. The unique second story window and parapet design is particularly noteworthy.

Historical Information

Part I:

A. Physical History:

1. Date of construction: 1902.
2. Architect: John E. Tourtellotte and Company.
3. Original and subsequent owners:

Ownership has been divided throughout the Union Block's existence until the Boise Redevelopment Agency, by acquiring the parcels one by one, finally united them under one ownership. The legal descriptions and chains of title for each parcel are shown on pages attached. The lot and parcel lines are shown as listed in the appropriate chains of title.

718 - 720 West Idaho Street (Parcel 7)

The West 23 feet and 4 inches of the East 25 feet of Lot 2 in Block 43, BOISE CITY ORIGINAL TOWNSITE, according to the official plat thereof, filed in Book 1 of Plats at Page 1, records of Ada County, Idaho.

- 1902 Warranty Deed July 2, 1902, recorded July 2, 1902, in Book 44 page 145.
 James R. Lusk & Minnie Lusk (h&w)
 to
 Mrs. Thomas E. Logan
- 1905 Warranty Deed December 1, 1905, recorded December 4, 1905 in Book 58 page 275.
 Chas A. Clark & Helen C. Clark (h&w), George B. Pinkham & Arabella E. Pinkham (h&w)
 to
 Madison C. Smith
- 1931 Quitclaim Deed January 27, 1931, #143240, recorded January 30, 1931 in Book 194 pages 360 and 361. (To correct erroneous description in Warranty Deed July 2, 1902: thence northerly instead of westerly at right angle to Idaho Street to alley.
 James R. Lusk & Minnie Lusk (h&w)
 to
 Chas S. Kingsley & Grace C. Logan, trustees of Caroline R. Logan & grantees and successors in interest of Mrs. Thomas E. Logan (same as Caroline R. Logan widow of Thomas E. Logan
- 1932 Sher. Deed of Foreclosure March 9, 1932, No. 148536 recorded March 21, 1932 in Book 183 page 210. "Westerly portion of what is known as Union Block"
 John McGrath, Sheriff
 to
 Prosper Aveline
- 1934 Deed of Gift March 20, 1934, No. 156289, recorded March 20, 1934, in Book 205, page 384.
 Prosper Aveline
 to
 Matilda Jane Aveline (wife)
- 1956 Bargain & Sale Deed April 19, 1956, No. 393364, recorded April 20, 1956.
 Clayton Davidson (h)
 to
 Thaona Davidson (w)
- 1956 Warranty Deed April 30, 1956, No. 393510, recorded May 1, 1956.
 Thaona A. Davidson
 to
 G. A. & Edna Taylor (h&w)

- 1962 Warranty Deed March 16, 1962, No. 828273, recorded April 1, 1962.
 Glenn A. Taylor & Edna T. (h&w)
 to
 Rudy A. and Lois K. Anderson (h&w)
- 1980 Final Order and Satisfaction of Judgment April 9, 1980, Case
 #62665 4th District Court Order April 10, 1980, recorded April
 24, 1980.
 Boise Redevelopment Agency
 vs
 Rudy Anderson & Lois K. Anderson (h&w)

716 West Idaho Street (Parcel B)

The East 1 foot 8 inches of Lot 2 and West 21 feet, 8 inches of Lot 3, as measured along Idaho Street in Block 43 of BOISE CITY ORIGINAL TOWNSITE, according to the official plat thereof, filed in Book 1 of Plats at Page 1, records of Ada County, Idaho.

- 1902 Deed 1902, recorded in Book 48 page 21B.
 Moses Alexander
 to
 Logan
- 1903 Deed 1903, recorded in Book 49 page 61.
 Caroline Logan
 to
 Leonard Logan
- 1905 Warranty Deed May 17, 1905, No. 7349, recorded May 17, 1905 in
 Book 56 page 253.
 Leonard Logan (wife Grace)
 to
 Idaho Dressed Beef Co., Ltd.
- 1933 Bargain & Sale Deed August 31, 1933, No. 154076, recorded September 26,
 1933 in Book 205 page 14.
 Idaho Dressed Beef Co., Ltd.
 to
 1st Security Bank of Boise
- 1934 Bargain & Sale Deed May 8, 1934, No. 180829, recorded January 5, 1935,
 in Book 208 page 57B.
 1st Security Bank of Idaho (successor to 1st Security Bank of Boise)
 to
 Karl Paine
- 1959 Decree of Settlement & Distribution May 26, 1959, No. 455297,
 recorded May 27, 1959.
 Estate Karl Paine (deceased)
 to
 Adele W. Paine, widow; Lexola Paine Shaw, daughter; Brad Ford Paine
 Shaw, grandson and Diane Adele Shaw, granddaughter
- 1960 Warranty Deed February 12, 1960, No. 478259, recorded April 26, 1960.
 Adele M. Paine, Lexola Paine Shaw & M.B. Shaw (h&w), Brad Shaw &
 Dawn Dufford Shaw (h&w), Diane Adele Shaw; and Lexola Paine Shaw, Brad
 Paine Shaw and Diane Adele Shaw as trustees
 to
 Manley B. Shaw

- 1963 Warranty Deed February 14, 1963, No. 549510, recorded February 20, 1963.
 Manley B. Shaw & Lexola P. Shaw (h&w)
 to
 Brad Paine Shaw & Dawn Dufford Shaw (h&w)
- 1979 Warranty Deed June 12, 1979, No. 7953234, recorded September 26, 1979.
 Dawn D. Shaw
 to
 Brad Paine Shaw
- 1979 Warranty Deed September 25, 1979, No. 7953235, recorded September 26, 1979.
 Brad Paine Shaw & Diane Shaw Knipe
 to
 Boise Redevelopment Agency

714 West Idaho (Parcel 9)

The West 23 feet 4 inches of the East 28 feet 4 inches of Lot 3, as measured along Idaho Street, Block 43, BOISE CITY ORIGINAL TOWNSITE, according to the official plat thereof filed in Book 1 of Plats at Page 1, records of Ada County, Idaho.

- 1903 Warranty Deed March 11, 1903, recorded March 11, 1903 in Book 36 page 293.
Chas. A. & Helen C. Clark
to
Geo. B. & Arabella E. Pinkham (h&w)
- 1905 Warranty Deed December 1, 1905, No. 9218, recorded December 4, 1905.
Chas. A. & Helen C. Clark (h&w) and George B. & Arabella E. Pinkham (h&w)
to
Madison C. Smith
- 1906 Warranty Deed May 10, 1906, recorded July 27, 1906 in Book 35 page 304.
James D., Sr. & Frances A. Agnew (h&w)
to
Chas. A. & Helen C. Clark
- 1919 Warranty Deed September 18, 1919, No. 84014, recorded December 15, 1919.
in Book 140 page 30
Madison C. Smith
to
Wynn W. Pefley
- 1920 Warranty Deed January 21, 1920, No. B4951, recorded January 23, 1920
in Book 141 page 97.
Wynn W. & Mary B. Pefley
to
Madison C. Smith
- 1920 Warranty Deed January 21, 1920, No. B4952 recorded January 23, 1920
in Book 139 pages 611 and 612.
Madison C. Smith
to
Sarah A. Pefley (sister, Wynn W. Pefley (nephew), Maude Phipps (Pefley) and Claudia Randolph (Pefley) (Nieces.)
- 1921 Warranty Deed June 29, 1921, No. 94648, recorded June 29, 1921 in
Book 15s page 341
Sarah A. Pefley
to
Wynn W. Pefley (son), Maude Phipps (Pefley) and Claudia Randolph (Pefley) daughters).

- 1928 Tax Deed February 28, 1928, No. 129384, recorded February 29, 1928 in Book 180 page 137.
Cora M. Owen, Co. Treas. and ex officio Tax Coll.
to
Ada County
- 1928 Quitclaim Deed May 7, 1928, No. 130416, recorded May 7, 1928 in Book 182 page 526.
Ada County
to
Wynn Pefley and Maude P. Phipps & Claudia P. Randolph
- 1928 Warranty Deed May 7, 1928, No. 130417, recorded May 7, 1928 in Book 184 page 106.
Wynn W. & Mary B. Pefley
to
Sol Neuman
- 1928 Warranty Deed May 7, 1928, No. 130418, recorded May 7, 1928 in Book 184 page 107.
Maude Phipps
to
Sol Neuman
- 1928 Warranty Deed May 8, 1928, No. 130516, recorded May 14, 1928 in Book 184 page 122.
Claudia Pefley Randolph & Edw. F. (Husband)
to
Sol Neuman
- 1970 Decree Settlement & Distribution June 30, 1970, No. 745276, recorded June 30, 1970.
Estate of Sol Neuman, deceased
to
Helen Neuman Fisher
- 1975 Warranty Deed June 30, 1975, No. 7519329, recorded July 5, 1975.
Helen Neuman Fisher
to
Title & Trust Co. as Trustee for Boise Redevelopment Agency
- 1976 Deed February 23, 1976, No. 7607756, recorded March 3, 1976.
Title & Trust Company
to
Boise Redevelopment Agency

710-712 West Idaho (Parcel 10)

The Easterly 5 feet of Lot 3, all of Lot 4 and the Westerly 6 inches of Lot 5, all in Block 43 of BOISE CITY ORIGINAL TOWNSITE, according to the plat thereof, filed in Book 1 of Plats at Page 1, records of Ada County, Idaho.

- 1885 Warranty Deed March 2, 1885, recorded March 2, 1885 in Book 10
page 750. (E.5' Lot 3 & W. 26' Lot 4)
Henry L. Tucker & Laura E. Tucker (h&w) (31' Frontage)
to
William Clark
- 1894 Warranty Deed July 16, 1894, recorded July 17, 1894 in Book 28 page 310.
Anselmo P. Andola (Matilda, wife) (W.6' inches Lot 5 & E.24' Lot 4)
to
Robert Noble
- 1901 Warranty Deed September 12, 1901, recorded September 23, 1901 in Book
42 page 6. (E.1' of W.26' Lot 4)
John & Mary Green (h&w)
to
Robert Noble
- 1909 Quitclaim Deed January 28, 1909, No. 22693, recorded January 29, 1909
in Book 78 page 49. (E.5' Lot 3 & W.25' Lot 4)
Carrie Green Hiller (widow)
to
Mary E. Green (widow)
- 1909 Warranty Deed January 27, 1909, No. 22692, recorded January 29, 1909,
in Book 78 page 42. (E. 5' Lot 3 W½ Lot 4)
Mary E. Green
to
Carried Green Hiller
- 1917 Order Final Acct. & Decree of Distribution June 16, 1917, No. 69822,
recorded June 16, 1917 in Book 124 pages 549-567.
Estate of Robert Noble, deceased (W.6 inches Lot 5 & E. 24' Lot 4)
to
Anna Noble, et al
- 1917 Warranty Deed July 25, 1917, No. 70755, recorded September 19, 1917
in Book 127 pages 39-47. (E½ Parcel 43-10)
Anna Noble, et al.
to
Robert Noble Estate

- 1930 Quitclaim Deed January 20, 1930, Nq. 147511, recorded December 28, 1931 in Book 197 pages 622 and 623. (E.5' Lot 3 and W½ Lot 4)
Michael Yeager, Brother of Mary E. Green
to
Carrie Green Hiller & John Green
- 1931 Mayor's Deed July 15, 1931, No. 146476, recorded October 16, 1931 in Book 177 pages 380 and 381. (E. 5' Lot 3)
James P. Pope, Mayor
to
Thos. J. Jones, Jr. Administrator of Estate of Mary E. Green
- 1932 Decree of Settlement and Final Distribution July 20, 1932, No. 149969 recorded July 30, 1932 in Book 201, pages 551 and 515.
Estate of Mary E. Green (E.5' Lot 3 & W½ Lot 4)
to
Carrie Green Hiller & John Green Hiller
- 1935 Warranty Deed February 13, 1935, No. 162092, recorded March 20, 1935 in Book 209 page 79. (E.5' Lot 3 & W½ Lot 4)
C. G. Hiller & J. G. Hiller
to
Cynthia Montandon
- 1935 Order Confirming Sale & Vacating Previous Order & Authorizing Suite March 30, 1935, No. 167356, recorded January 7, 1936 in Book 215 pages . (Suit to quiet title)
Stone Lumber Co. & Other Creditors of Robert Noble Estate
vs
Robert Noble Estate
- 1935 Receivers Deed June 21, 1935, No. 163871, recorded June 21, 1935 in Book 210 pages 560 and 561. (E.25' Lot 4 & W.6" Lot 5)
Boise Trust Company, for Robert Noble Estate
to
Cynthia A. Montandon
- 1935 Quitclaim Deed April 5, 1935, No. 163872, recorded June 21, 1935 in Book 210 page 562. (E.25' Lot 4 & W.6" Lot 5)
Robert Noble Estate
to
Cynthia Montandon
- 1935 Warranty Deed June 21, 1935, No. 163873, recorded June 21, 1935 in Book 211 page 23. (All of Parcel 10)
Cynthia Montandon
to
O. F. & Rowena M. Montandon (h&w)

- 1935 Warranty Deed June 21, 1935, No. 184941, recorded July 22, 1938
in Book 230 page (All of Parcel 10)
O. F. and Rowena M. Montandon (h&w)
to
Cynthia Montandon
- 1935 Decree December 28, 1935, No. 167283, recorded January 2, 1936 in
3rd District Court Book 215 pages (E.25' Lot 4 & W.6 inches Lot 5)
O. F. Rowena Montandon plaintiffs (To Quiet Title)
vs
Anna Noble thru Charles A. Johnston, guardian
- 1942 Warranty Deed April 1, 1942, No. 211740, recorded April 20, 1942
in Book 254 page 226.
Cynthia Montandon, widow
to
Boise Trust Company
- 1946 Warranty Deed July 1, 1946, No. 251966, recorded July 3, 1946 in
Book 299 pages 11-12.
Boise Trust
to
G. A. & Edna Taylor (h&w)
- 1962 Warranty Deed February 1, 1962, No. 801686, recorded April 9, 1972.
Glenn A. & Edna Taylor
to
Thos. M. & Helen Jane Fisher
- 1976 Warranty Deed June 29, 1976, No. 7629066, recorded July 23, 1976.
Thos. M. & Helen Jane Fisher
to
Title & Trust Company, trustees for Boise Redevelopment Agency
- 1977 Deed May 13, 1977, No. 7721645, recorded May 17, 1977.
Title & Trust Company
to
Boise Redevelopment Agency

BANNOCK STREET

ALLEY

23'4"

23,400

234

—

55'6"

1

99.

9

1

1

②

⑧

9

— — —

⑤



①

1

MONTAINDON
(Fidelity)
BUILDING

UNION BLOCK

BANK OF IDAHO

九



Scale 1"=40'

IDAHO STREET

43-RCNT

Lot lines
Nos.

4. Original plans and construction:

The original construction drawings are available to the public at the office of Hummel, Jones, Miller and Hunsucker who's parent firm was Tourtellotte and Hummel successor to John E. Tourtellotte and Company (1324 West Idaho Street, Boise, Idaho).

5. Alterations and Additions:

There have been no additions. In 1963 the two eastern-most bays were covered by perforated aluminum panels; the original facade is preserved beneath these panels. The street level storefronts of all bays have been altered to accomodate present day retail purposes. The sole reminder of the original first floor facade is the Union Block's stone arched entry to the upper story.

B. Historical Events and Persons Connected with the Structure:

The Union Block builders syndicate consisted of such people as: Moses Alexander; mayor of Boise; Idaho; 1897-1899 and 1901-1903, and "General" John Green; Commandant of Fort Boise from 1885 until 1889.

C. Sources of Information:

1. Old views:

- a. Historic views of the Union Block Building (ca. 1900, ca. 1945). Original copies from the Idaho State Historical Society, 610 North Julia Davis Drive, Boise, Idaho, 83702 (see field records).
- b. Photocopies of architect's drawings of floor plans, available from the offices of Hummel, Jones, Miller & Hunsucker, Architects, Boise, Idaho, April 1980.

2. Bibliography:

a. Primary and unpublished sources:

Hibbard, Don, Architectural Historian, Idaho State Historical Society, 610 North Julia Davis Drive, Boise, Idaho. NATIONAL REGISTER OF HISTORIC PLACES INVENTORY NOMINATION FORM.

Idaho State Historical Society (Depository of
Survey Records), IDAHO STATE HISTORIC SITES
INVENTORY, 1972.

b. Secondary and published sources:

Davis, Gage and associates, Boulder, Colorado.
"URBAN CONSERVATION AND ADAPTIVE RE-USE
ANALYSIS" prepared for Boise Redevelopment
Agency, Boise, Idaho, Sept. 1978.

c. Sources not yet investigated:

Files of the Idaho Daily Statesman from its beginning in
1864 are available on microfilm in the reference section
of the Idaho State Historical Society's Library and Archives,
located in the Idaho State Library, 325 West State Street,
Boise, Idaho. Files of the Evening Capital News are
similarly available from 1899 on.

Prepared by Patricia L. Rowse
Historic American
Buildings Survey
July 1980

from survey form
compiled by C.
Wayne Hunsucker, AIA
Boise, Idaho
May, 1980

PART II. ARCHITECTURAL INFORMATION

- A. Exterior: The two story, five-bay wide Romanesque Revival styled Union Block building with a rusticated standstone facade is distinguished by arcaded second story windows with a clerestory capped by a stepped parapet. A denticulated cornice leads to the parapet with its centered truncated chevron proclaiming "Union Block". The two eastern most bays have been covered by perforated aluminum panels obscuring part of the original overall stepped appearance given by the parapet. The original facade is preserved beneath these panels. Roof is flat on west half and hipped on east (over the old dance floor). The overall shape is rectangular and the dimensions are 125' X 120'.
- B. Interior: The first floor consists of five open-plan retail areas. This plan is reflected in the basement. The second floor east half was originally a dance studio and is now remodeled with original fabric existing. West half remains

in original form with central hallways and rooms off each side of hallways. Most of the original doors exist. The woodwork in the second floor hallway is original and so are the pyramid-shaped skylights above the hallways.

The structural system consists of alternating rows of stone bearing walls and wood columns with wood floor joists at the first floor. On the second floor, there are masonry bearing walls with wood floor joists. The roof consists of wood trusses all set on bearing walls.

- C. General setting: Located on north side of Idaho Street between Eighth Street and Capital Boulevard.

PART III. SUPPLEMENTAL INFORMATION

USGS map with building identified.

Prepared by Patricia L. Rowse
Historic American
Buildings Survey
July 1980

from survey form
compiled by C. Wayne
Hunsucker, AIA
Boise, Idaho
May 1980

PART IV. PROJECT INFORMATION

This project was undertaken by the Boise Redevelopment Agency in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisory Council on Historic Preservation to mitigate the adverse effect of the regional retail center in Boise, Idaho. John A. Burns, AIA and Emily J. Harris were the HABS project coordinators. The written data was prepared in the HABS office by Patricia Rowse in July 1980 from the survey form compiled by C. Wayne Hunsucker, AIA, Boise, Idaho. Photographs were taken by Duane Garrett in March 1980.

2771 III NE
(EAGLE)

43°37'30"

116°15'

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNION BLOCK

11 / 5,64,460 / 48,29,370

201 261 CROWELL 23 MI

562,000m E

563

(49) (55) EAGLE 9 MI

12°30' 564

565

2771 II NW
(BOISE NORTH)

566

2.7 MI. TO INTERSTATE 80N

30 MERIDIAN 8 MI
CLOVERDALE 4 MI

4828000m N

4827

4826

